

**MINUTES OF A MEETING OF THE  
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held April 1, 2010, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance:	Chad Anderson	Chris Anderson	Torry Brean
	Matt Deskovick	Katherine L. Finley	Kathy S. Finley (Arr. 7:20)
	Dennis Grimes	Bob Hailey	Eb Hogervorst
	Kristi Mansolf	Jim Piva	Dennis Sprong
	Paul Stykel	Angus Tobiason	Richard Tomlinson

Chris Anderson, RCPG Chair, acted as the Chair of the meeting. Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

**ITEM 1: The Chair Called the Meeting to Order at 7:08 p.m.**

**ITEM 2: Pledge of Allegiance**

**ITEM 3: The Secretary Determined a Quorum was Present**

**ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes**

**ITEM 5: Approval of Order of the Agenda (Action)**

**MOTION: TO APPROVE AS PRESENTED.**

Upon motion made by Bob Hailey and seconded by Paul Stykel, the Motion **passed 14-0-0-0-1**, with Kathy S. Finley absent.

**ITEM 6: ANNOUNCEMENTS & Correspondence Received (Chair)**

The Chair announced that she received information from the County regarding conflict of interest policy for Planning and Sponsor Group members. There will be no indemnification of members if they are not stepping down when they need to when voting. This may change the way Planning and Sponsor Groups are run and also the way they are linked to the County.

The Chair reminded the RCPG members to send in their Form 700.

Ms. Mansolf announced the annual, mandatory DPLU training for Planning and Sponsor Group members. It was requested she resend to members the training time information and also the link to the Form 700.

Ms. Mansolf announced the Dekoven project, will be heard at the meeting May 6, 2010, at the applicant's request.

**ITEM 7: FORMATION OF CONSENT CALENDAR**

Ms. Mansolf said both Item 11-B-1 and 11-B-3, were approved by the West Subcommittee. There were no issues identified or speakers in opposition to either project.

**MOTION: TO MOVE 11-B-1, AD 01-059W1 AND P09-010 FOR THE ELLSWORTH PROPERTY ON HIGHLAND VALLEY ROAD; AND 11-B-3, D-8 DESIGNATOR WAIVER REQUEST FOR SAMPSON PROPERTY ON RANCHO SUENOS, TO THE CONSENT AGENDA.**

Upon motion made by Bob Hailey and seconded by Torry Brean, the Motion **passed 15-0-0-0-0.**

**MOTION: TO APPROVE THE CONSENT AGENDA.**

Upon motion made by Dennis Sprong and seconded by Kathy S. Finley, the Motion **passed 15-0-0-0-0.**

**ITEM 8: APPROVAL OF MINUTES 3-4-10 (Action)**

Mr. Hailey said that he is shown as making the motion to approve the Consent Agenda, but is shown as being absent for that vote.

**MOTION: TO APPROVE THE MINUTES OF 3-4-10 AS CORRECTED.**

Upon motion made by Bob Hailey and seconded by Dennis Sprong, the Motion **passed 14-0-1-0-0,** with Angus Tobiason abstaining.

**ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)**

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini said that people want to live in a quiet neighborhood. The RCPG has a plan to route traffic off Main and into residential neighborhoods. This route has been planned for 30 years. People don't understand why it is being considered. He has polled the businesses on Main Street and 90 percent of the businesses are against the South Bypass. The proposal will affect people's quality of life. He asked the RCPG to put themselves in their shoes.

Speaker: Donna Meyers, Ramona Resident

Ms. Meyers discussed the loss of agricultural land. The South Bypass will go through the last ag belt in Ramona. There will still be congestion, so is the right problem being solved? Ms. Meyers read excerpts from RCPG members' past campaign statements. She said that she applauded our comments and asked the RCPG to work to fulfill them.

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke is against the South Bypass and the Ramona Street Extension project. He had been told that CIP lists change too often and nothing gets done. The South Bypass has been on the books for 30 years. The RCPG was elected to represent its constituents and not ignore them. He asked the RCPG to please abandon the South Bypass and the Ramona Street Extension project.

**ITEM 10: TM 5535, Village Walk Townhomes (14 Unit, 2-Story), La Brea and Pala on 1.31 net acres. Notice of Intent to Adopt a Mitigated Negative Declaration. Public Review ends 4-23-10. S. Powell, Representative. Available online at: [http://www.sdcountry.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html)**

Mr. Powell said that the Mitigated Negative Declaration for the Village Walk Townhomes is out for public review. The project is 14-unit detached townhomes behind K-Mart, zoned C34. The parcel was considered for senior housing, but that proposal went away. The access is off La Brea. Garages will be in the back. Pala and Robertson are dirt – improvements will be made one-half width, with no curb, gutter or sidewalk. La Brea will have curb, gutter and sidewalk and be totally improved, completing the work that was done in the 80's. There will be a park for residents. The project can't be built in the current market.

Mr. Sprong asked if there were any problems anticipated with the alley?

Mr. Powell said that the alley goes all the way through so it should work well.

The Chair said the DRB and RCPG approved the project in the past.

**MOTION: TO APPROVE THE ACCEPTANCE OF THE MITIGATED NEGATIVE DECLARATION.**

Upon motion made by Bob Hailey and seconded by Richard Tomlinson, the Motion **passed 15-0-0-0-0.**

**ITEM 11: SUBCOMMITTEE REPORTS**

**11-A: SOUTH (Hailey) (No Business)**

**11-B: WEST (Mansolf) (Action Items)**

**11-B-1: AD 01-059W1, Administrative Permit to Change Use of Existing Facility; P09-010, Change in Height of Cell Site from 35 to 45 feet, and Change in Location of Cell Site. 16225 Highland Trails Dr., Ellsworth, Owner; Marioncelli, Project Representative. One Vote Required Per Change**  
*Approved on the Consent Agenda*

**11-B-2: TPM 21070, Dekoven 4-Lot Subdivision Proposed for Laky Lane and El Paso. May, Engineer (w/T&T)**

The applicant asked for the item to be pulled from the agenda as he was unable to attend the meeting. There was discussion on whether the past motion "to deny due to lack of information and representation" should be reconsidered prior to further consideration.

**MOTION: TO TABLE UNTIL NEXT MONTH.**

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the Motion **passed 14-1-0-0-0**, with Angus Tobiason voting no.

**11-B-3: Sampson D-8 Designator Waiver Request, 17250 Rancho Suenos Dr., Project to be Reviewed for D-8 Criteria**  
*Approved on the Consent Agenda*

**11-C: EAST (Kathy S. Finley)(No Business)**

**11-D: PARKS (Tomlinson) (No Business)**

**11-E: AHOPE (Sprong) (No Business)**

**11-F: GP Update Plan (Anderson) (Action Items)**

**11-G: CUDA (Brean)(Action Item)**

**11-H: Transportation/Trails (Piva)(Action Items)**

**11-H-1:Dekoven TPM 21070, Dekoven 4-Lot Subdivision Proposed for Laky Lane and El Paso. May, Engineer (w/West) (*Report deferred to 5-6-10 Meeting*)**

**11-H-2:Public Transit in Ramona – General Discussion/Update**

LaVonna Connelly was in attendance to give an update on public transit in Ramona. In the last year, NCTD cut public transit in Ramona. Many people have been impacted by this cut.. In the past year, the Ramona Transportation Action Committee was established to try and address this need. A survey was administered to determine the needs of the community. A relationship has been established with SANDAG through their transportation agency, FACT. Ms. Connelly sits on the FACT Board with transportation professionals. There is a new system in place for funding of public transit. Funding recommendations will be determined in June. Ramona is not poised to take money for funding. RUSD has stepped forward but there may be barriers that have to be worked through. A subcommittee has formed for Ramona on the transit issue such that transportation professionals will come to our meetings to consult with us on transit issues.

**11-H-3:Transportation Summit**

Mr. Piva announced that the Transportation Summit would be held from 6:30 to 8:30 on June 9, 2010, at the Olive Peirce Middle School Performing Arts Center.

**11-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board**

The Chair gave an update of Design Review issues. The main KFC franchise said in the past the bucket needs to be updated or removed. The local franchise hasn't complied. A pipe fence went up on the corner of 9<sup>th</sup> and Main. The project didn't go to the Design Review Board. It is in the Old Town area, too tall and of the wrong material, and so is in violation. The fence at the firewood business on Main Street is not in compliance. Ramona Fitness never put up awnings and is not in compliance.

**11-J: RAMONA VILLAGE DESIGN (Brean, Stykel) Update on Ramona Village Design Committee Meetings**

Mr. Stykel reported that the Ramona Village Design has been discussing things to do on the Riverwalk. The Wildlife Research Institute came and made a presentation. Mr. Stykel said they would like to see a stream of recycled water in the creek.

**ITEM 12: OTHER BUSINESS (Chair)**

**A. Report on Salvation Army Project Hearing at Planning Commission 3-19-10**

Ms. Mansolf said the Planning Commission approved the Salvation Army project with the condition that buses be on site in fire season, September through November. The RCPG appealed the decision to approve. The Mussey Grade Road Alliance also appealed it.

Mr. Anderson said that the Salvation Army project would provide a safe house with clearing and invite people in. Kids don't use cars.

Mr. Deskovick asked why there would be buses in September through November when kids will be in school?

Mr. Sprong said that the kids will be there in the summer, or about 25 percent of the time. Seventy five percent of the time the facility will be rented out.

Speaker: Paul Pederson, Ramona Resident

Mr. Pederson attended the Salvation Army hearing. When asked, the County Fire Marshall said the area may be safer with the addition of the water tank in the future. Mr. Pederson wants to see something in writing assuring that fire trucks will go down Mussey Grade Road during a fire.

**B. Montecito Ranch Project to go to Planning Commission 4-2-10**

The Montecito Ranch project is going to the Planning Commission April 2. The meeting starts at 9.

**ITEM 13: ADMINISTRATIVE MATTERS (Chair)**

- A. Names Submitted for New Subcommittee Members (Action) – None**
- B. Agenda Requests – None**
- C. Concerns of Members**

Mr. Hailey said he has a concern with the level of detail in the RCPG minutes. He felt the minutes should contain a speaker's position and any salient points made. When he was on the School Board, there were times when the level of detail in the minutes caused problems.

**D. Reminder of Upcoming DPLU Training for RCPG Members**

Training is scheduled for April 9, from 10 to 1, on Ruffin Road, and on April 10, from 10 to 1 in El Cajon. A third training is scheduled for May 22 in Escondido.

**ITEM 14: ADJOURNMENT – 8:20 p.m.**

Respectfully submitted,

Kristi Mansolf